

1.1 INTRODUCTION

- 1.1.1 The purpose of this Design Standards and Policies Manual is to inform developers and their designers of the planning and designing of public and private infrastructure and to provide an enhanced quality of life for Goodyear citizens and visitors. Design concepts and specific technical data are outlined, but are not intended to supersede sound engineering judgment. All plans are to be prepared with these concepts in mind, and will be reviewed accordingly.
- 1.1.2 This book is divided into individual sections, which cover specific elements of the design and development review process. It begins with general information, followed by specific technical details. Updates will be published and made available periodically.
- 1.1.3 These Design Standards are intended to be used in conjunction with the specifications of the Subdivision, Zoning, Floodplain, Grading and other appropriate ordinances of the City of Goodyear, and such other agencies as may have jurisdiction.
- 1.1.4 General Information
 - A. All development within the City of Goodyear shall comply with all requirements of the City of Goodyear Codes and Ordinances. Copies of these documents, with revisions, are on file in the Office of the Clerk of the City of Goodyear. Preliminary and final design plans shall be prepared in accordance with these standards unless specific variances have been approved by the City.
 - B. All construction shall be in accordance with the approved plans, the City of Goodyear Supplements and the Uniform Standard Details and Specifications published by the Maricopa Association of Governments (MAG) and City of Goodyear Supplements and as may be amended by the City as indicated herein.
 - 1. Engineering Plan Review

Once the plans for the development have been prepared, they shall be submitted to the City's Community Development Department. From there, they will be distributed to the appropriate City departments for their review and comment. These comments will be compiled and consolidated by the Community Development Department and returned to the developer. All such comments shall be incorporated into the plans and reports by the developer for resubmittal.

2. Right-of-Way
When required, the acquisition and dedication of new street right-of-way and/or utility easements shall be coordinated through the City. Deeds containing legal descriptions and scale drawing for these rights-of-way, easements and/or parcels shall be prepared by the developer and submitted to the City for approval and recording.
3. Street Lights
Street lights are required on all public streets within or adjacent to the proposed development per Section 15-4-4-M, Subdivision Regulations. Plans for these facilities must be included in the overall submittal.
4. Construction
Construction permits are required for all construction within the City. Any contractor found working on a project without an official set of approved plans and permit shall discontinue work. Prior to the issuance of a permit the developer shall provide the appropriate assurance of Construction for the off-site improvements per Section 15-4-6-F, Subdivision Regulations.

1.1.5 Policies Related To Development Improvements

- A. The following sections outline the City's policies related to various improvements associated with the development process. They are by nature general in scope. Reference should be made to the appropriate sections within the balance of these standards for specific details.

1. Street Improvement Policy
 - a. All developments within the City shall provide an interior street system adequate to insure that all parcels and/or facilities within the development shall have reasonable access to the balance of the public street system. Further, they shall provide access into the development for public service and/or emergency operations. Such facilities, be they public or private streets, shall be of such width and structural strength as to provide safe and unrestricted access.
 - b. In single-family developments it is the intent of the City of Goodyear that the street system be designed in conformance with current street classifications.

There shall be minimal direct access to the collectors, secondary streets, and extremely limited access to the arterials.

- c. When the development occurs adjacent to a boundary street, it is the City's policy that it shall be the responsibility of the developer to install improvements along their frontage to the ultimate grade and alignment for the said boundary street. This may include removal and replacement of the existing street surface to the centerline if that structure is inadequate to meet the current design standards. Street lighting, landscaping, and burial of overhead utilities, will be required, at the sole or substantial expense of the developer.

B. Storm Drainage Policy

1. It is the City's policy that all developments within the City shall provide sufficient retention so as to minimize the adverse impact of that development on its downstream neighbors. To that end, all development shall provide sufficient on-site retention to contain, at the least, the runoff generated by 100-year six-hour storm falling on that property. Such retention facilities shall be separate and distinct parcels within the development and shall be planned for accordingly. In single-family developments this facility may be turned over to the City for operation and maintenance, presuming it meets City requirements.
2. Further, it is the City's policy that all developments shall provide adequate drainage facilities so as to convey runoff, generated both on and off the project, around or through the project in such a manner as to insure that the structures will be free from flooding and that there is reasonable access for emergency and public service vehicles. The developer shall install storm sewers, channels and/or other physical improvements necessary to achieve this result.
3. The Drainage Design Manuals for Maricopa County; Volume I, Hydrology, shall be used to determine peak discharge volumes for design purposes and Volume II Hydraulics is to be utilized as a basis for design guidance and criteria.

C. Water Line Extension Policy

It is the City's policy that all development within the City shall

have an adequate and secure source of potable water. To that end the City has developed a comprehensive program for supplying municipal water. Therefore, unless specifically excepted in writing by the Public Works Director, all developments within the City shall be serviced by the City's potable water system. Further, the developer shall extend said system to and through the development as necessary to insure adequate supply to the development. If deemed necessary and appropriate, the developer shall extend the water distribution system to the extremities of the project so as to insure that more distant potential users shall have reasonable access to the City's water system.

D. Sewer Line Extension Policy

It is the City's policy that, unless specifically excepted in writing by the Public Works Director, all developments within the City shall provide for the discharge of domestic and other liquid waste into the municipal sewerage system. All developers shall be required to extend to and through their project a sewage collection system of a size sufficient to dispose of these wastes to the public system. When deemed appropriate and necessary, the developer shall extend the main trunk and/or collector lines to the upstream extremities of the project so as to provide reasonable access for potential upstream users to the City system.

E. Site Development Policy

It is the City's policy that all development within the City shall be designed and constructed in such manner as to provide a safe and pleasant environment for the current and future citizens of Goodyear. To that end, the appropriate standards have been established for site development to include: Public and/or private access for general and special uses; public water and sewerage systems; on-site and off-site drainage; landscaping; storm retention; street lighting and public utilities as may be required. The structures themselves are to be constructed in accordance with the Subdivision and/or Zoning Ordinance, the current adopted Uniform Building Code, Standard Specifications, and these standards, as appropriate.

F. Order of Precedence

It is not intended by these standards to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other laws or ordinances except those specifically repealed with private agreement, or with restrictive covenants running with the land to which the City is a party. Where these standards impose a greater restriction on land, buildings, or structures than is imposed or

required by such existing provisions of law, ordinance, contract, or deed, the provisions of these standards shall prevail.

G. Definitions and Abbreviations

The words, abbreviations, or phrases used in these standards may be found in the Maricopa Association of Governments Uniform Standard Specifications and Details for Public Works Construction. All other words or phrases shall be per the generally accepted meaning the English language.